

said real estate, at and for the sum of Ten Thousand Dollars (\$10,000.00), as will more fully appear by reference to the original copy of the proposed Contract of Sale filed herewith as a part hereof, marked Exhibit "No. 2", which said offer has been accepted by the said Eloise K. Groff, one of the joint owners of the said real estate, as per her execution of the said Contract of Sale.

4. That at the request of your Petitioner, the said real estate has been inspected by Howard A. Gross and Calvin S. Lohr, Esqs., licensed and experienced realtors of Frederick County, Maryland, both of whom have certified that in their opinion the said offer of Ten Thousand Dollars (\$10,000.00) for said real estate represents its current fair market value, all of which will more fully appear by reference to a Certificate of Appraisal filed herewith as Exhibit "No. 3".

5. That the said offer to purchase was submitted through Ned S. Zeiler, Esq., a licensed realtor of Frederick, Maryland, and if said offer is accepted and the proposed sale consummated, the said realtor will be entitled to a commission of three per cent of the gross sales price.

6. That by reason of the present physical condition of the property; the lack of funds on the part of the estate and the other joint owner to make the needed repairs; the very remote possibility that the incompetent herein shall ever recover sufficiently to be able to utilize any portion of said property for domestic purposes; the need of additional funds in event of prolonged illness to maintain the incompetent at her present location; and the recommendation and consent of the joint owner to accept said offer to purchase, your Petitioner recommends that he may be authorized to